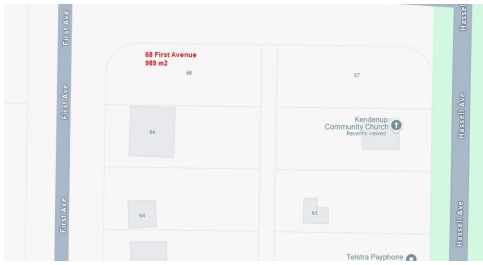
68 FIRST AVENUE, KENDENUP, WA, 6323









SOLD

A SMALL, AFFORDABLE TOWN WITH A BIG HISTORY

Kendenup is a small rural town situated in the farming community of the Great Southern region of WA, within the Shire of Plantagenet. It is known for its interesting history (c 1831), excellent wineries, proximity and views to the Stirling Range with its magnificent vistas of rolling mountains and jagged peaks, and the Porongurup Range.

The area boasts unique wildlife and fantastic walks, with prolific wildflowers in September through to January, some which can be seen all year round. It's not far from the south coast, and with the two nearby ranges, the nights cool down nicely in summer. Winter can be coolish – around 2 to 5 degrees, but seldom below that, so it enjoys a reasonably moderate climate. Autumn and spring are particularly delightful with very temperate weather – usually, lows around 12 to warm days of 25 degrees, while occasional showers or storms all year round ensure the countryside is green and picturesque most of the year.

Kendenup is 345 km SE of Perth and 22 km (16 minutes' drive) north of Mount Barker - and less than an hour's drive from the City of Albany. It derives its name from "Kendenup", the homestead of the Hassell family built here in 1839. Gold was discovered here in 1872, but not enough for a durable mining operation.

The Great Southern Railway (established in 1889) passes through the town, being one of the original stations on the line. A dehydrating factory named Kendenup Fruit Packing Company was established to pack farm produce for the community. The community steadily developed with a primary school built circa 1921, a local store called Ridge Brothers c1926 - now called The Two Black Sheep General Store on Hassel Avenue - with groceries, a bottle shop, dine-in facilities and a café (great burgers). The town hall followed in c1934 on Hassell Ave (now used for markets and functions), and other community facilities were added.

The old farming culture featured large apple-growing orchards, wheat and sheep farming, but it now mainly consists of various grain production, sheep and cattle, and grapes for wines and export. Gilberts and Arcadia wines are close by and deserve a special mention, while other excellent wineries can be found in and around the area and between the ranges.

Hassell Avenue is right opposite the railway line, while this R5 mixed zone corner block is

0 BED | 0 BATH | 0 CAR

PRICE:
$55,000

OPEN FOR INSPECTION:
N/A



Jess Adams
0410631335
jessadams@atrealty.com.au
www.atrealty.com.au